



## Beautiful villa on Ebre canal in Empuriabrava

Mooring of 13 meters, plot of 540 m2 and 287 m2 built

This well-maintained house is located on a wide canal with south/east orientation. This house of 287 m2 stands on a plot of 540m2 and overlooks the ebre canal in empuriabrava.

On the ground floor we find an entrance hall, with the first 2 spacious bedrooms with bathroom on the left. From this bedroom you also have access to the covered terrace outside. On your right you will find the other bedroom and bathroom. From the hall, you then have access to the living room with fireplace. Next to the living room is the fully equipped kitchen. If you walk outside from the living room, you will come to the covered terrace, where you can relax and enjoy a beautiful view of the garden with swimming pool and landing stage. On the first floor you will find the remaining 2 bedrooms and bathroom. Here you will also find a terrace to enjoy. Air conditioning can be found in the living room and in the landing on the first floor. Next to the landing you will find a very large storage room and the installations for the pool and heating. There is also an extra house in the garden which currently houses a minibar, sauna and jacuzzi.

Extras of this special property: Alarm system, driveway for several cars, air conditioning and gas oil central heating.

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|------------------|--------------------|
| Transaction      | Sale               |
| Category         | House with mooring |
| Situation        | Alt Empordà        |
| Surface area     | 287 m <sup>2</sup> |
| Rooms            | 5                  |
| Bathrooms        | 3 bathrooms        |
| Parking          | Yes                |
| Terrace          | Yes                |
| Garden           | Yes                |
| Mooring          | Yes                |
| Swimming pool    | Yes                |
| Central heating  | Yes                |
| Air conditioning | Yes                |
| Plot             | 540 m <sup>2</sup> |
| Balcony          | Yes                |

1.090.000 €

